

# 539 Ridge Road, Lackawanna, N.Y.

*Mixed-Use Commercial / Restaurant / Retail / Residential Parcel*



***Located across from the Lackawanna Carnegie Library and ~ 0.5 mile from Our Lady of Victory Basilica and the Buffalo & Erie County Botanical Gardens in Olmstead-designed South Park, the nearly 1.3 acre 539 Ridge Road parcel is a prime site for mixed-use commercial, restaurant, retail and residential development.***

**Note:** Property identifiers are for placement only. Not to scale.

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## Parcel At a Glance

Acres Available	1.26
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	N/A
Special Incentives	N/A

## Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

## Travel



539 Ridge Road is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo and waterfront
- Peace Bridge (entry to Canada)

